



**TOWN OF BELCHERTOWN**  
***Economic Development & Industrial Corporation***  
 Supporting Business Growth and Development in Belchertown

2 Jabish Street, P.O. Box 670, Belchertown, MA 01007 \* (413) 323\*0778 \*

William A. Terry, Chairman

Former Belchertown State School Site  
 Lot 4 – Building 9 Power Plant  
 Belchertown Economic Development and Industrial Corporation

FY'19 EPA Brownfields Cleanup Grant Application

**IV.D. Narrative Information Sheet**

1. **Applicant:** Belchertown Economic Development and Industrial Corporation  
 2 Jabish Street – Town Hall  
 Belchertown, MA 01007
2. **Funding requested**
  - a. **Grant type:** Single Site Cleanup
  - b. **Federal funds requested:**
    - i. \$500,000
    - ii. applicant is not requesting a cost share waiver
  - c. **Contamination:** Hazardous Substance
3. **Location:** Belchertown  
 Hampshire County  
 Massachusetts
4. **Property Information:** Belchertown State School  
 Lot 4 Building 9 (Power Plant)  
 9 Berkshire Avenue  
 Belchertown, MA 01007
5. **Contacts:**
  - a. **Project Director:** Anne M Pierce, Grants Manager  
 MassDevelopment  
 33 Andrews Parkway  
 Devens, MA 01434  
 978-784-2935  
[apierce@massdevelopment.com](mailto:apierce@massdevelopment.com)
  - b. **Chief Executive:** William Terry, Chairman  
 BEDIC  
 2 Jabish Street – Town Hall  
 Belchertown, MA 01007  
 (401) 323-0570  
[Billterry385@gmail.com](mailto:Billterry385@gmail.com)

Former Belchertown State School Site  
Lot 4 – Building 9 Power Plant  
Belchertown Economic Development and Industrial Corporation

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**6. Population**

- a. General population of jurisdiction: 14,906

**7. Attached Other Factors Checklist**

- Secured firm leveraging commitment tied directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation. Page 3
- Proposed site is adjacent to a body of water Page 4,5
- The redevelopment of the proposed cleanup site will facilitate renewable energy from wind, solar or geothermal energy; or any energy efficiency improvements projects. Page 3

**8. Attached Letter from MassDEP**

## **TABLE OF CONTENTS**

- I. Narrative Information Sheet**
  - a. Massachusetts Department of Environmental Protection Letter**
- II. Narrative**
  - a. Confirmation of Firm Commitment for 20% match (\$100,000)**
  - b. Signed federal forms**
- III. Threshold Criteria**
- IV. Attachments**
  - a. Vote Establishing the Belchertown Economic Development and Industrial Corporation (BEDIC)**
  - b. 501(C) (4)**
  - c. Deeds**
  - d. Analysis of Brownfield Cleanup Alternatives (ABCA)**
  - e. Community Notification Advertisement**
    - i. Public hearing advertisement**
    - ii. Public hearing notice**
    - iii. Sign in sheets**
    - iv. Written comments**
    - v. Public hearing minutes**



Commonwealth of Massachusetts  
Executive Office of Energy & Environmental Affairs

## Department of Environmental Protection

One Winter Street Boston, MA 02108 • 617-292-5500

Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor

Kathleen A. Theoharides  
Secretary

Martin Suuberg  
Commissioner

November 7, 2019

U.S. EPA New England  
Attn: Frank Gardner  
5 Post Office Square, Suite 100  
Boston, MA 02109-3912

RE: **STATE LETTER OF ACKNOWLEDGMENT**  
***Belchertown Economic Development and Industrial Corporation, Application for EPA Cleanup Grant  
Funds, Lot 4 – Power Plant Building, Belchertown State School, Belchertown, Massachusetts***

Dear Mr. Gardner:

I am writing to support the proposal submitted by the Belchertown Economic Development and Industrial Corporation (BEDIC) under the Fiscal Year 2020 U.S. Environmental Protection Agency (EPA) Brownfield Cleanup Grant Program. Funding from EPA will assist the BEDIC in ACM remediation and PCB cleanup of Building 9, the former state hospital's power plant.

In Massachusetts, state and federal agencies have developed strong partnerships and work together to ensure that parties undertaking Brownfield projects have access to available incentives. The Massachusetts Department of Environmental Protection (MassDEP), through our regional offices, provides technical support to Brownfield project proponents when regulatory issues arise. If this proposal is selected, MassDEP will work with our state and federal partners to provide the support to BEDIC that will be needed to help make this project a success.

We greatly appreciate EPA's continued support of Brownfield efforts here in Massachusetts!

Sincerely,

Paul Locke  
Assistant Commissioner, Bureau of Waste Site Cleanup

ec: Mr. William Terry, Chairman, Belchertown Economic Development and Industrial Corporation  
Ann M. Pierce, Grants Manager, MassDevelopment  
Caprice Shaw, MassDEP Western Regional Office

This information is available in alternate format. Contact Michelle Waters-Ekanem, Director of Diversity/Civil Rights at 617-292-5751.

TTY# MassRelay Service 1-800-439-2370  
MassDEP Website: [www.mass.gov/dep](http://www.mass.gov/dep)

Printed on Recycled Paper



#### **IV.E. Narrative/Ranking Criteria**

### **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

#### **1.a. Target Area and Brownfields**

##### **1.a.i. Background and Description of Target Area**

Located in western Massachusetts, Belchertown, Massachusetts has its roots in the carriage industry and farming. According to the Massachusetts Department of Environmental Protection (MassDEP), there are currently 75 releases that are designated as brownfields sites in Belchertown<sup>1</sup>. The type of brownfields include abandoned industrial sites, retail petroleum facilities, and other businesses that date back over 50 years, ranging in size from 0.25 to over 200 acres. The former Belchertown State School is one of the larger brownfields sites with wide ranging implications for the senior and youth communities.

The former Belchertown State School 845 acre site (the Site) was a facility that operated for 70 years to house the mentally challenged. The school closed on December 31, 1992 and boarded up. The building complex has become a symbol of Belchertown's legacy of abandoned brownfields sites and out-migration of employment opportunities. It represents the Town's continuing economic struggle to grow its local economy and bring jobs back to the community.

The Site has been in decay since the 1990's. Over time, some of the former site buildings have burned, been razed or have collapsed. Currently, more than 15 buildings remain at the site and include dormitories, industrial and school buildings, power plant, operations and maintenance structures, sewer pump station, and an electrical shop all of which used hazardous materials. The buildings structures contain hazardous materials including asbestos and lead paint (LBP). Although the Belchertown Economic Development and Industrial Corporation (BEDIC) has repeatedly attempted to maintain the buildings' inaccessibility, it is inevitable that children and the homeless find their way inside and several fires have occurred.

##### **1.a.ii. Description of Brownfield Site**

Building #9 is part of approximately 40 other structures (e.g. school buildings, dormitories, and maintenance buildings) located within the main campus portion of the former State School property, many of which have been demolished throughout the last several years. The structure was subject to a visual investigation, which included collection and documentation of various site-specific building data. Building #9 is approximately an 8,500 SF footprint comprised of three interior levels and a smoke stack. It was formally designated as the Belchertown State School Power Plant that provided utilities to the entire Campus. Building #9 was constructed with brick, masonry and steel. Current building conditions display extensive roof deterioration, missing windows and doors and a building interior with large boiler units and other energy related equipment, etc. all of which have been vandalized.

The building was recently subject to a pre-demolition type of hazardous building materials inspection coupled with bulk sample collection and analyses. The inspection and sampling were performed by Tighe & Bond asbestos licensed personnel. Access to most of the building was conducted with exception to the roof and the interior of the large boiler breeching ducts. Our direct building experience coupled with our updated asbestos and paint sample analyses has allowed us to provide a general overview and partial summary of the anticipated Hazardous Building Materials (HBMs) expected to be present and require abatement in Building #9. These include:

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<sup>1</sup> MassDEP. <http://www.mass.gov/dep/cleanup/>

- Approximately 2,500 linear feet of intact asbestos containing pipe and fitting thermal system insulation (TSI) throughout all levels of each building which are in various states of disrepair. The TSI is friable resulting in contamination to most interior building surfaces and has also become commingled with approximately 120 cubic yards of various types of deteriorated building debris.
- Approximately 6,300 square feet of boiler breeching insulation which is deteriorated and 4 large boiler systems which are insulated with asbestos packings, gaskets and metal mating surfaces. Complete boiler system dismantling under full containment is necessary to access all Asbestos Containing Materials (ACM).
- Assumed asbestos containing tar and gravel roofing system which has become deteriorated, window caulking and glazing compounds, various types of assumed 9 inch and 12 inch ACM floor coverings located under extensive quantities of plaster debris, ACM wall panel adhesive and wallboard construction, ACM transite electrical boards and components.
- PCBs in paint at levels greater than 50 parts per million (PPM) was applied to concrete floors, concrete and brick walls and structural steel. This condition will require special handling and disposal of approximately 2,000 tons of the buildings concrete and brick walls, floors and ceiling and approximately 500 tons of steel and PCBs within sludgy accumulated oils that spilled and contaminated the concrete. Approximately 150 tons of concrete shall be handled and disposed of as a PCB waste.
- Possible isolated mercury contamination to the concrete floor which is assumed to impact approximately 25 tons of concrete that will require special handling and disposal as a mercury containing waste, light ballasts, fluorescent light tubes, containerized oils in equipment.

### **1.b. Revitalization of Target Area**

#### **1.b.i. Reuse Strategy and Alignment with Revitalization Plans**

The BEDIC, the current site owner, has established plans to rescue the property and reclaim and redevelop this brownfields site into beneficial reuse. This project is a priority within the Town's economic development plan and Master Plan. It is also a priority for the region's Comprehensive Economic Development Strategy (CEDs) prepared by the Pioneer Valley Regional Planning Commission. The owner will restore the economic vibrancy of the 259 acre site through an aggressive redevelopment plan that will create over 585,000 SF of mixed use space, up to 500 temporary and permanent jobs with an investment of over \$40 million in cleanup and redevelopment. An estimated \$250,000 in new tax revenue will be realized for Belchertown as a result of this development. This redevelopment plan has been presented and approved by all required Town boards. Furthermore, the cleanup of the site will revive the neighborhood, invigorate the local economy, provide near and long-term employment opportunities, utilize sustainability in its cleanup and redevelopment, and remove human health and environmental impacts due to contamination of hazardous materials at the site.

#### **1b.ii. Outcomes and Benefits of Reuse Strategy**

Lot 4 sits at the center of a proposed \$20M 114 unit multi-family development. This private investment requires the abatement and demolition of Building 9 Lot 4. Without EPA Brownfields Cleanup grant funds to assist the BEDIC in completing the cleanup, this development will not occur.

In addition, removing the contamination and the subsequent demolition of the building is critical to the success of renting the newly opened assisted living units to the elderly and use of a day care facility nearby. A proposed brewery on a nearby lot will also benefit from a cleaned environment.

The cleanup and redevelopment of the site will incorporate equitable development principles to insure the integrity of the neighborhood. Sustainable remediation measures will be implemented during the site cleanup and will include the use of local cleanup contractors; recycling of non-hazardous waste; use of nearby disposal facilities for contaminated media; evaluation of beneficial use determination, including the MassDEP asphalt, brick and concrete (ABC) policy, which will allow use of crushed clean building materials as backfill.

BEDIC will incorporate sustainable stormwater management in its redevelopment design. The majority of the existing stormwater conveyance system on site will be replaced as much of the system has been abandoned in place for many years. Existing stormwater piping and structures along the western edge of the property will be maintained. Watershed areas have been delineated based on existing topography, breaking the site into five drainage areas with stormwater discharging via sheet flow to each of the 5 design points. The Project's stormwater management systems have been designed in accordance with the Massachusetts WPA, MassDEP Wetlands Regulations at 310 CMR 10.00, and the MassDEP Massachusetts Stormwater Handbook. The redevelopment of the property will incorporate sustainable development through the use of LEED-designed buildings. The Town of Belchertown has elected to include the state's optional Stretch (Energy) Code in its building requirements. Currently, the Stretch Code (SC1) is based on a reduction of energy use from a baseline of IECC 2007.

### **1.c. Strategy for Leveraging Resources**

#### **1.c.i. Resources Needed for Site Reuse**

The BEDIC has leveraged \$1.2M of Commonwealth of Massachusetts legislative appropriation Site Redevelopment of which Lot 4 cleanup and restoration are part of:

- \$100,000 match from BEDIC for abatement and remediation
- \$339,000 BEDIC for additional abatement and remediation
- \$306,000 BEDIC for demolition costs
- \$20M proposed 114 unit multi-family development of the cleaned site. The overall redevelopment investment includes 585,000sf mixed use commercial/industrial (\$40M) and an 83 unit assisted living facility with 50% affordable units (\$15M); day care center; and brewery
- \$1.25M infrastructure investment by the Town of Belchertown
- \$3.5M infrastructure investment by the Commonwealth of Massachusetts

#### **1.c.ii. Use of Existing Infrastructure**

The Town and Commonwealth (through BEDIC and MassDevelopment) are investing \$4.25 million into road and utility infrastructure to support the site's redevelopment into a mixed use neighborhood. Existing sewer piping and structures along the western edge of the property will be maintained and their route incorporated into the new Belchertown Heritage Trails network.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a. Community Need**

### 2.a.i. The Community's Need for Funding

Belchertown is a small rural community (population 14,906) with limited tax revenue. Taxes are primarily derived from residential assessments. Providing standard services to the residents severely limits the amount of funds available for critical capital projects such as the cleanup of the Belchertown State School. In addition, the other large number of brownfield sites in Belchertown (approximately 75) has created a high demand on scarce cleanup funds. The Town has been designated by the Commonwealth of Massachusetts Economic Assistance Coordinating Council as an Economically Distressed Area and is an environmental justice community. According to the environmental justice guidelines, this community is both underserved and over-burdened.

The cost for clean-up and demolition are prohibitive to the redevelopment of the site without the support of a Brownfields clean-up grant. The site also contains other development costs outside the realm of cleanup and demolition such as site preparation, utility installation and roadway construction. With limited funds, the BEDIC is seeking support from EPA in order to realize the potential of this development. The Town of Belchertown has also suffered considerable tax revenue loss with the recession as a result of business closures, industry downsizing, and the out-migration of employment opportunities. The Town budget cannot absorb the cost to clean up the site.

### 2.a.ii. Threats to Sensitive Populations

#### (1) Health or Welfare of Sensitive Populations

Sensitive populations within the effected community include young children, pregnant women and the elderly because of their vulnerabilities – namely age and health conditions. The cleanup of the contamination will significantly minimize the threat to these populations. Specifically, the removal of the contaminants will significantly reduce and eliminate the effects on young children who have a much lower level of exposure to risk than healthy adults; on the elderly because of the health and age vulnerabilities; and on pregnant women who are at a greater risk of harming their unborn children with exposure to the contaminants.

Building 9 contains not only ACM but also other toxins because of the advanced state of decay. These impacts will be mitigated as a result of the cleanup and will affirmatively affect the health and well-being of not only these sensitive populations, but the general population as a whole and will eliminate the threat of prolonged exposure. The building also contains significant PCB's: PCBs in paint at levels greater than 50 parts per million (PPM) was applied to concrete floors, concrete and brick walls and structural steel which will require special handling and disposal of approximately 2,000 tons of the buildings concrete and brick walls, floors and ceiling and approximately 500 tons of steel; and approximately 150 tons of concrete shall be handled and disposed of as a PCB waste as a result of sludgy accumulated oils that were spilled and contaminated the concrete. Finally, the potential presence of isolated mercury contamination to the concrete floor which is assumed to impact approximately 25 tons of concrete will also require special handling and disposal as a mercury containing waste.

In addition, Lot 4 is adjacent to significant redevelopment accomplishments, namely an 83-unit assisted living facility for the elderly, many of whom have existing medical conditions; a day center for young children and a proposed brewery. In addition, the site overlooks the New England Small Farm Institute and 4H Club gardens.



The cleanup and demolition of Building 9 is a proactive approach to preventing potential contamination due to the deterioration that may result in additional ground contamination and its potential run-off effecting the Farms and the gardens below. The potential for contaminated run-off from the power plant would have significant environmental damage and damage to food products. The Site is also adjacent to a surface water body (Lake Wallace), Lampson Brook and close to the Quabbin Reservoir which may be potentially impacted by site contamination. Eliminating exposure to the ACM materials and other toxins will mitigate any potential impact these contaminants would have on these water resources.

Despite significant and costly efforts to secure the building, it has long been used as a place for crime and drug use. Its cleanup and proposed reuse will instead promote a revitalization that will expand the Town's economic base, create jobs and much-needed revenue and reconnect the property to its neighborhood and the Town. The cleanup of hazardous materials in the building will remove the risks posed to young children and women of child-bearing age and others who may now trespass. The cleanup of the contaminated site will alleviate these conditions and substantially lessen the health risk by eliminating their exposure to hazardous materials. The removal will be a significant health risk improvement. The proposed remediation will also eliminate the environmental risk now affecting the area within and around the site. The cleanup will mitigate exposure to peeling lead-based paint and friable asbestos in building 9. By cleaning up the site, the sense of community hopelessness, loss and despair associated with blighted, abandoned and contaminated properties will change to one of hope and excitement as the property transforms to an opportunity for redevelopment and economic viability.

(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

According to the Massachusetts Environmental Public Health Tracking, nearly 10% of the children enrolled in K-8 grades suffered from asthma attacks during the 2016-2017 school year<sup>2</sup>. There are numerous health risks associated with the contaminants at the former Belchertown State School Site. Indoor and outdoor hazards pose a health risk to all who enter the Site, including workers, municipal personnel, and determined trespassers as well as the neighboring public schools campus with vulnerable children and the adjacent senior center. Due to the existing conditions of the building (open windows, doors, unrestricted access) in and around friable deteriorated asbestos, the asbestos is causing contamination to the ambient air which is in non-compliance with NESHAPS. The PCB's present at the site also carry a greater threat to the health and welfare of vulnerable populations.

Trespassers or dog walkers are also subject to airborne concentrations of asbestos that may exceed permissible limits as well. Outdoor hazards pose a health risk to those who may come in contact with asbestos fibers that may become airborne. Toxic exhaust from trucks traveling along Rt 202, a major thoroughfare that runs adjacent to the site exacerbates an already negative health impact. Public health research indicates that poor educational outcomes are directly linked to brownfields-related conditions such as elevated lead levels and asthma. Chronic asthma results in frequent absences from school, lowering academic achievement. Elevated lead in blood levels can hold back childhood intellectual development, also lowering academic achievement.<sup>3</sup>

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<sup>2</sup> <https://cognos10.hhs.state.ma.us/cv10pub/cgi-bin/cognosisapi.dll>

<sup>3</sup> Rebekah Levine Coley & Tama Leventhal, "Housing Contexts and Child Development within Low-Income Families" (research proposal 2009).

Lead is toxic to the heart, kidneys, intestines, and more notably to the skeletal and nervous systems, as high levels of lead interfere with both bone growth and nervous system development (and the reason that lead poisoning is so much more severe in children).

The major health risks attributed to asbestos exposure include asbestosis, lung cancer and mesothelioma.<sup>4</sup> These risks are very real. **According to Massachusetts Cancer Registry, the cancer rates (per Standardized Incidence Ratios) in Belchertown between 2009-2013, for mesothelioma, stomach, non-hodgkins lymphoma, colorectal, uterine, liver, oral, pancreatic and multiple myeloma exceed state cancer rates.**<sup>5</sup> The site is a potential risk to human receptors, particularly to nearby residences and environmental receptors that include the Quabbin Reservoir, the drinking water resource for the Boston Metropolitan Area, Lake Wallace and Lampson Brook which are adjacent to this lot. The contaminated conditions of the site have further burdened the community and the cumulative impacts to the neighborhood are alarming.

According to the Center for Health, Environment & Justice<sup>6</sup>, a growing number of studies have found serious health effects from exposure to PCBs. Those health risks are of particular concern for our most vulnerable and sensitive populations – children, women of child bearing years and the elderly. The effects may be outlined as follows: “probable carcinogen; suppress the immune system and thyroid function; elevated risk of cardiovascular disease, hypertension and diabetes; alter sex hormone systems and lowers the age at which a girl reaches puberty and lowers the level of testosterone; increase in asthma and other upper respiratory diseases particularly in children; lower birth weights, problems with motor skills and short term memory issues; cognitive problems and reduced ability to learn and remember; and studies have also reported a reduction in alertness and increased tiredness.

### (3) Disproportionately Impacted Populations

Belchertown is a designated environmental justice community, a community that is underserved and over-burdened. Of particular concern is the Belchertown CDP (Census Designated Place) which encompasses the former Belchertown State Hospital land. According to the StatsAmerica 2017 Profile<sup>7</sup>, this area of the community has a higher unemployment rate (6.7%), a poverty rate of nearly 11%, 22% children aged 0-17 and over 14% elderly (over 64 years old). All of these are considered vulnerable populations that would be more adversely effected by the health threats of the contamination of the building to be remediated.

## **2.b. Community Engagement**

### 2.b.i. and 2.b.ii. Project Partners and Roles

The BEDIC cleanup and redevelopment plan for the former Belchertown State School Site was born out of a review process involving the Town and key neighborhood stakeholders. The BEDIC was established with the express purpose of acquiring the Site and establishing a mixed use, multi-purpose center of economic activity. The BEDIC, as an agent of the Town, has worked closely with the Town, the Town's Historical Commission, Department of Health, and Planning Department to develop a comprehensive cleanup and redevelopment action plan for the 259 acre site. This cleanup application for Lot 4 represents one part of that plan.

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<sup>4</sup> Asbestos Health Effects. USEPA. <http://www.epa.gov/asbestos/pubs/help.html>

<sup>5</sup> Cancer Incidence Supplements-Belchertown, 2009-2013. Massachusetts Cancer Registry

<sup>6</sup> Center for Health, Environment & Justice | [www.chej.org](http://www.chej.org)

<sup>7</sup> <http://www.statsamerica.org/town/>

The Department of Health will be the designated “go to” agency for residents concerned with the site’s cleanup process and will answer their concerns of any posed threats to their health and welfare. The Licensed Site Professional (LSP) will provide progress reports to the Board of Health that will be made available to residents. The local Chamber of Commerce will provide critical access to potential developers and end users. Through the BEDIC’s scheduled monthly meetings, residents will be kept up to date on the progress of the project. The Massachusetts Development Finance Agency, through an MOA with the BEDIC, will serve not only as the project manager for the EPA investment, but for the overall redevelopment and reuse of the former hospital.

**2.b.iii. Incorporating Community Input**

Since the redevelopment of the site is a dynamic process, periodic updates and changes to the master plan will be announced and shown to the public and all interested parties for their input and insight. The planning and approval process as required by the local planning regulations will allow the community the opportunity to speak at these hearings or submit written comments. This will allow the effected community to have meaningful involvement in the process. Past notification has proven successful through the permitting, notification and public hearing process and we will continue to use these resources to notify and inform our community. Should translation services be required, they will be provided to the affected community. These translations services would include language and access to the information for the deaf and blind.

**3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**3.a. Proposed Cleanup Plan**

The proposed cleanup plan includes demolition of building 9 to support the mixed-use development plan through the Business Neighborhood District. Abatement followed by demolition is technically feasible and can be performed in relatively the same amount of time. Specifically, the contamination includes, but is not limited to: approximately 2,500 LF of intact asbestos containing pipe and fitting thermal system insulation and approximately 120 cubic yards of commingled deteriorated building debris; approximately 6,300 sf of boiler breeching insulation; 4 large boiler systems; ACMs in various building materials; PCBs in paint applied to various building parts requiring special handling and disposal of approximately 2,000 tons of building concrete and brick walls, floors and ceiling and approximately 500 tons of steel; approximately 150 tons of concrete contaminated with PCB containing sludgy oils that spilled; and 25 tons of concrete contaminated with mercury.

The cost is estimated at \$1,220,000 for abatement/cleanup and building demolition. The portion of the cost associated with activities to abate asbestos, remove oil/hazardous materials, remove comingled asbestos/building debris and PCB contaminated brick, steel and concrete is approximately \$914,000.

**3.b. Description of Tasks/Activities and Outputs**

**Task/Activity 1: Cooperative Agreement Oversight**

**i. Project Implementation**

- Discussion of EPA-funded activities

Meetings held with Team to plan effective cleanup of hazardous substances. \$250

- Non-EPA grant resources needed to carry out task/activity \$1,000

**ii. Anticipated Project Schedule: 2 months from award of grant**

- iii. **Task/Activity Lead(s):** LSP Contractor, project management staff, architects, engineers
- iv. **Output(s):** Action Plan developed for hazardous waste cleanup

### **Task/Activity 2: Community Engagement**

#### **i. Project Implementation**

- Discussion of EPA-funded activities \$250

When appropriate, use fact sheets, meetings and the BEDIC and Belchertown websites to inform local community and health organizations of the results of the testing and of plans for remediation. Meetings will be held with BEDIC and community organizations. Up to 10 meetings are anticipated to be held.

- Non-EPA grant resources needed to carry out task/activity \$1,000

#### **ii. Anticipated Project Schedule:** Ongoing from award of grant

#### **iii. Task/Activity Lead(s):** LSP Contractor; BEDIC staff, Belchertown Health Department

#### **iv. Output(s):** Community input and notes from meetings will be made available for public review at the BEDIC and Town websites and Town Clerks office

### **Task/Activity 3: Site Specific**

#### **i. Project Implementation**

- Discussion of EPA-related activity \$499,500

Hazardous building materials and PCBs will be abated by a licensed contractor prior to the building demolition and site redevelopment. The hazardous materials include: approximately 2,500 LF of intact asbestos containing pipe and fitting thermal system insulation and approximately 120 cubic yards of commingled deteriorated building debris; approximately 6,300 sf of boiler breeching insulation; 4 large boiler systems; ACMs in various building materials; PCBs in paint applied to various building parts requiring special handling and disposal of approximately 2,000 tons of building concrete and brick walls, floors and ceiling and approximately 500 tons of steel; approximately 150 tons of concrete contaminated with PCB containing sludgy oils that spilled; and 25 tons of concrete contaminated with mercury.

- Non-EPA grant resources needed to carry out task/activity: \$88,000

#### **ii. Anticipated Project Schedule:** Cleanup of hazardous materials is expected to be conducted over four months

#### **iii. Task/Activity Lead(s):** LSP Contractor, project management staff of BEDIC

#### **iv. Output(s):** hazardous materials are successfully abated and the building is ready for demolition and final cleanup

### **Task/Activity 4: Oversee Cleanup**

#### **i. Project Implementation**

- Discussion of EPA-funded activities
- Non-EPA grant resources needed to carry out task/activity, if applicable: \$10,000

#### **ii. Anticipated Project Schedule:** 36 months from award of grant

#### **iii. Task/Activity Lead(s):** LSP Contractor, project management staff of BEDIC, architects, engineers

#### **iv. Output(s)**

- Licenses Site Professional (LSP)/Contractor will make all required reporting to the Massachusetts Department of Environmental Protection (MassDEP) and the EPA.



- Management of hazardous building materials will be reported to MassDEP and other local, state and federal agencies, as required. BEDIC will monitor all remedial planning cleanup work to meet regulatory timelines as proposed in remedial plans, along with abatement and management of hazardous building materials. This information will be summarized in EPA quarterly reports.
- Working closely with the LSP, BEDIC will monitor the progress of the cleanup, assessing the level of completeness, identifying potential obstacles or setbacks, devising a plan to address these setbacks and adjusting the cleanup plan accordingly to insure timely and successful completion and the BEDIC will utilize the ACRES database to track and describe project outcomes summarized in the above section. BEDIC will also be tracking progress through the securitization of funding.
- BEDIC will employ all standard GAAP (Generally Accepted Accounting Principles) procedures and hold ourselves and our team accountable for every phase of the project.

### 3.c. Cost Estimates and Outputs

Budget Categories	Project				Total
	(Task 1) Cooperative Agreement	(Task 2) Community Engagement	(Task 3) Site Specific	(Task 4) Oversee Cleanup	
Personnel					
Fringe benefits					
Travel					
Equipment					
Supplies	250	250			500
Contractual	1,000	1,000	587,500	10,000	599,500
Other					
Total Direct Costs					
Indirect Costs					
<b>Total Federal Share</b>					<b>500,000</b>
<b>Cost Share (20%)</b>	<b>1,000</b>	<b>1,000</b>	<b>88,000</b>	<b>10,000</b>	<b>100,000</b>
<b>Total Budget</b>					<b>600,000</b>

### 3.d. Measuring Environmental Results

**Outputs:** The BEDIC will measure environmental results by engaging LSP/Contractor who will make all required reporting to the MassDEP and the EPA. The LSP will utilize the ACRES database to track and describe project outcomes, and will manage reporting of hazardous materials to MassDEP and other local, state and federal agencies, as required. BEDIC will monitor all remedial planning cleanup work to meet regulatory timelines as proposed in remedial plans, along with abatement and management of hazardous building materials. This information will be summarized in EPA quarterly reports. Working closely with the LSP, BEDIC will monitor the progress of the cleanup, assessing the level of completeness, identifying potential obstacles or setbacks, devising a plan to address these setbacks and adjusting the cleanup plan accordingly to insure timely and successful completion.

**Outcomes:**

- Site cleanup completed by September 30, 2023
- Site redevelopment commences on or before 9/30/23

**4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

**4.a. Programmatic Capability**

**4.a.i. Organizational Structure**

For the development of the proposed facility, the BEDIC has been, and will continue to work with our environmental contractor and licensed contractors for each and every phase of cleanup/remediation, design, construction and restoration. The BEDIC has entered into a Memorandum of Agreement with the Massachusetts Development Finance Agency (MassDevelopment) to manage and market the redevelopment of the Site.

**4.a.ii. Key Staff - MassDevelopment**

Ms. Claire O'Neill will be the project manager. Ms. O'Neill has been the project manager for the overall redevelopment of the Belchertown State School site including managing various consultants, assessing their work product and progress, and managing the redevelopment budget. Mr. Kendall Cardwell and Mr. Joseph Bisceglia will be the resident engineers and monitor the consulting engineers and LSP. They have worked on EPA projects in Taunton and Belchertown. Ms. Anne Pierce will manage the grant. She has been the Grants Manager for MassDevelopment for 10 years and has successfully managed over \$20M in grant funds for infrastructure improvements. MassDevelopment has also managed the Commonwealth's Brownfields program (non-federal), providing technical assistance, assessment and cleanup funds to cities and towns throughout the Commonwealth.

**4.a.iii. Acquiring Additional Resources**

BEDIC has leveraged a \$1.2M legislative appropriation for the former hospital's cleanup and restoration which includes Lot 4:

- \$100,000 match from BEDIC for abatement and remediation
- \$339,000 BEDIC for additional abatement and remediation
- \$306,000 BEDIC for demolition costs
- \$20M 114 unit multi-family development of the cleaned site. The overall redevelopment investment includes 585,000sf mixed use commercial/industrial (\$40M) and an 83 unit assisted living facility with 50% affordable units (\$15M); day care center; and brewery
- \$1.25M infrastructure investment by the Town of Belchertown
- \$3.5M infrastructure investment by the Commonwealth of Massachusetts

All additional services will be procured through an open, public bidding process

**4.b. Past Performance and Accomplishments**

**4.b.i. Currently Has Received an EPA Brownfields Grant**

- (1) Accomplishments: The BEDIC was awarded a \$400,000 cleanup grant on 10/1/2017 for Lots 1 and 2 located in the Belchertown State Hospital site. Eighty-three percent of the grant has expended in the first year with the remaining \$66,800 expected to be drawn down in the spring of 2020 to close out the grant. Lot 1 cleanup is complete.
- (2) Compliance with Grant Requirements: All required reporting submitted on time in ACRES.



99 High Street  
Boston, MA 02110

Main: 617-330-2000  
Fax: 617-330-2001

massdevelopment.com

November 18, 2019

U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (OBLR)  
MC: 5105 T  
1200 Pennsylvania Avenue, N.W.  
EPA WEST 2402-FF  
Washington, DC 20460

**Re: Application for Cleanup Grant for Lot 4 (Building # 9) at the Former  
Belchertown State School, Belchertown MA**

Dear Office of Brownfields and Land Revitalization:

Please accept this letter as documentation that BEDIC, through its agent, the Massachusetts Development Finance Agency (MassDevelopment) will provide the necessary funds to complete the cleanup of the above mentioned Lot 4 (Building # 9) located at the former Belchertown State School campus in Belchertown.

The funds designated will be leveraged from a contract between MassDevelopment and the Commonwealth of Massachusetts for funds to clean up the former Belchertown State School and the amounts committed to Lot 4 (Building # 9) include:

\$100,000 for match for EPA grant request  
\$339,000 additional towards abatement and remediation  
\$306,000 for building demolition

Please contact me at (617)330-2000 or via email at  
JErrickson@massdevelopment.com if you require additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "James Errickson", written over a horizontal line.

James Errickson, Senior Vice President  
MassDevelopment

Charles D. Baker  
Governor

Karyn E. Polito  
Lieutenant Governor

Mike Kennealy  
Chairman

Lauren A. Liss  
President and CEO

cc: GM  
AW



**VIA PORTAL**

August 13, 2019

PFM Asset Management LLC

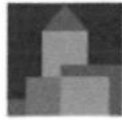
Please accept this letter as direction to transfer \$859,948 from the MassDevelopment TDI PFM Account #56462742 to the MassDevelopment main operating account at TD Bank (Account #8241419353, ABA #211370545, Account Name: MassDevelopment Finance Agency) today.

Please let me know if you have any questions. I can be reached at 978-784-2967.

Sincerely,

Nelia McMahon  
VP Finance/Assistant Controller  
MassDevelopment Finance Agency

cc: John Molloy  
CSG Research  
Megan Peoples



MASSDEVELOPMENT  
Build. Create. Innovate.

DENA FAZIO KAVANAGH  
EMAIL: DKAVANAGH@MASSDEVELOPMENT.COM

August 9, 2017

U.S. Environmental Protection Agency  
Office of Brownfields and Land Revitalization (OBLR)  
MC: 5105 T  
1200 Pennsylvania Avenue, N.W.  
EPA WEST 2402-FF  
Washington, DC 20460

Re: Belchertown Economic Development Industrial Corporation's  
EPA Brownfields Cleanup Grants

Dear Sir/Madam:

The grant applicant/recipient Belchertown Economic Development Industrial Corporation ("BEDIC") entered into a certain Memorandum of Agreement dated November 13, 2012, ("MOA") with the Massachusetts Development Finance Agency ("MassDevelopment") and the Town of Belchertown ("Town") to assist BEDIC in undertaking the redevelopment of the former Belchertown State School Property in Belchertown, MA ("Property"). MassDevelopment agreed to provide redevelopment services for the Property as agent for BEDIC in the MOA. Accordingly, MOA paragraph 3 requires that "[a]ll proceeds from grants and/or appropriations ("Grants"), or from fees received from the disposition of the Property or portions thereof ("Proceeds") shall be received by MassDevelopment as agent for BEDIC." As agent for BEDIC and its grant funds, MassDevelopment has submitted EPA Form 6600-09, EPA Administrative Capability Questionnaire, setting forth MassDevelopment's administrative management systems for your review.

Sincerely,

*Dena Kavanagh*

Dena Fazio Kavanagh  
Deputy General Counsel

**MassDevelopment  
Funding for Belchertown**

	<b>Amount</b>
Carry over funds from TDI Equity	
FY 2017 contract 1 <i>(funds received)</i>	\$ 44,171
FY 2017 contract 2 <i>(funds received)</i>	1,411
FY 2018 contract 1 <i>(funds received)</i>	790,993
FY 2018 contract 2 <i>(funds received)</i>	23,373
<b>Total available funds</b>	<b>\$ 859,948</b>

### **III. THRESHOLD CRITERIA**

**A. Non-Profit Status and Proof of Ownership**

**B. Property Specific Determination – Not  
Applicable**

**C. Petroleum Site – Not Applicable**

**D. Cost Waiver – Not Applicable**

**E. Draft ABCA**

**F. Community Notification**

**a. Newspaper Advertisement**

**b. Town Clerk Posting Notice**

**c. Sign-up sheet**

**d. No written comments were received**

**e. Minutes of Meeting**

### **III.B Threshold Criteria for Cleanup Grants**

#### **1. Applicant Eligibility**

The Belchertown Economic Development and Industrial Corporation (BEDIC) is a Massachusetts Economic Development and Industrial Corporation, which is a Government Entity Created by State Statute, Mass. General Laws. c 121C (M.G.L. c.121C). It was created thereunder as a Massachusetts public body politic and corporate with its powers and authority governed by that State Statute. As required under M.G.L. c. 121C, as part of its legal formation, there was a vote of the May 1982 Belchertown Town Meeting approving creation of the BEDIC, as indicated in the attached notification of action taken at the Special Town Meeting of June 28<sup>th</sup>, 1982.

#### **2. Previously Awarded Cleanup Grants**

The proposed site has not received funding from a previously awarded EPA Brownfields Cleanup Grant.

#### **3. Site Ownership**

The BEDIC is currently the sole owner of Lot 4, which consists of 1 building, the former state hospital power plant. The property is one of several parcels that comprise a portion of the former Belchertown State School known as the “main campus”. Ownership of the property is held in a Release Deed that was conveyed from the Commonwealth of Massachusetts to the BEDIC in April 19, 2002 and is recorded in the Hampshire County Registry of Deeds (ROD) in Book 6614, Page 331.-A copy of the conveyances and deeds to BEDIC are attached.

#### **4. Basic Site Information**

- |                            |   |
|----------------------------|---|
| a. Name of site:           | Belchertown State School Lot 4                              |
| b. Address:                | State Street/Route 202<br>Belchertown, MA 01007             |
| c. Current Owner:          | Belchertown Economic and Industrial Development Corporation |
| d. Date acquired property: | April 19, 2002  |

#### **5. Status and History of Contamination at the Site**

##### **a) Hazardous and/or petroleum contamination**

Portions of Building #9 are in a state of decay which has caused extensive commingling of known friable and non-friable ACMs of varying type, thus causing the need for extensive decontamination throughout the building. Current deteriorated conditions (i.e. missing windows and doors) also allow the ACMs to become subject to ambient conditions thus causing friable ACMs to become airborne.



Building #9 also contains PCBs in interior painted surfaces that has impacted brick, concrete and steel substrates. Further, lubricating machinery oils containing PCBs were subject to vandalism which caused contamination to concrete surfaces. Prior to and during planned demolition, identified PCBs materials will be managed and remediated to comply with the requirements of the Toxic Substances Control Act (TSCA) and the Massachusetts Contingency Plan (MCP).

These environmental hazards were identified and confirmed by inspections/assessments, sampling, field-screening and laboratory analyses.

b) Operational history and current uses

Building 9 (power plant) is one of several buildings which were part of a state school campus formerly operated by the Commonwealth of Massachusetts and was known as the “Belchertown State School for the Feeble-Minded.” The state school was opened in 1922 and consisted of a large 800-acre complex that housed and educated 720 patients and residents in 13 dormitory buildings on the main campus. The school was largely self-sufficient and had its own water system, sewage treatment system, power plant, fire department, and telephone system. Other services provided on the campus were hospital, dental, kitchens, laundry, print shop, shoe repair, etc. By the 1940s several of the school buildings were falling into disrepair. The school operated through the 1970s, downsized during the 1980s and eventually closed in 1992.

In 1994, the former Belchertown State School was listed in the National Register (District Number 94000688) and State Register of Historic Places as having historical significance as part of the Massachusetts State Hospitals and State Schools.

After closure of the school, the Town of Belchertown Economic Development and Industrial Corporation (BEDIC) assumed ownership in 2002 of a 259-acre portion of the former state school property, including the main campus portion with buildings, in 2002 and became responsible for its redevelopment. In 2015 the BEDIC acquired an additional 7.5 acres. Their mandate was to attract and expand business that would broaden the tax base and create job opportunities. BEDIC has substantially redeveloped that part of the property that did not contain hazardous materials nor required the type and extent of the cleanup this Parcel does.

The main campus of the property contains abandoned buildings with significant environmental issues. The BEDIC has not been able to move forward with redevelopment due to lack of experience and funding for the large amount of demolition and remediation (D&R) needed at the Site. The property is a 43D Priority Development Site and the BEDIC and the Massachusetts Development Finance Agency (MassDevelopment) signed a Memorandum of Agreement in November 2012 for MassDevelopment to become BEDIC's agent for all activities related to redevelopment. Through work with MassDevelopment, in February 2015, BEDIC entered into a Memorandum of Agreement with the Massachusetts Historical Commission which allows for the demolition of all buildings on the main campus except for the Administration Building, which is being explored for active reuse.

c) Environmental concerns

The former Belchertown School Campus is a state-listed hazardous materials site and has been assessed and remediated in accordance with 310 CMR 40.00000, the Massachusetts Contingency Plan (MCP). Release tracking numbers associated with the former State School property, all of which have been closed out, include:

- RTN 1-00018: Power Facility (Building #24, also known as Building #9) – Class A2 Response Action Outcome (RAO) in 2001.
- RTN 1-11570: Food Service 1 & 2 (Building #11) – Class A2 RAO in 1997.
- RTN 1-11572: Garage – South Side (Building #15) – Class A2 RAO in 1998.
- RTN 1-11573: Garage – West Side (Building #5) – Class A1 RAO in 1997.
- RTN 1-20207: Building 26, PCBs in soils – Permanent Solution achieved in 2018

Currently, there are no known releases of hazardous substances or petroleum products to soil or groundwater at Building #9.

d) How it became contaminated and nature/extent of contamination

Building #9 was recently subject to a pre-demolition type of hazardous building materials inspection coupled with bulk sample collection and analyses. The inspection and sampling were performed by Tighe & Bond asbestos licensed personnel. Access to most of the building was conducted with exception of the roof and the interior of the large boiler breeching ducts. Our direct building experience coupled with our updated asbestos and paint sample analyses has allowed us to provide a general overview and partial summary of the anticipated Hazardous Building Materials (HBMs) expected to be present and require abatement in Building #9. These include but are not limited to:

- Approximately 2,500 linear feet of intact asbestos containing pipe & fitting thermal system insulation (TSI) throughout all levels of each building which are in various states of disrepair. The TSI is friable resulting in contamination to most interior building surfaces and has also become commingled with approximately 120 cubic yards of various types of deteriorated building debris.
- Approximately 6,300 square feet of boiler breeching insulation which is deteriorated.
- Four large boiler systems which are insulated with asbestos packings, gaskets and metal mating surfaces. Complete boiler system dismantling under full containment is necessary to access all Asbestos Containing Materials (ACMs).
- Assumed asbestos containing tar and gravel roofing system which has become deteriorated.
- Window caulking and glazing compounds.
- Various types of assumed 9 inch and 12 inch ACM floor coverings located under extensive quantities of plaster debris.
- ACM wall panel adhesive and wallboard construction.
- ACM transite electrical boards and components.

- PCBs in paint at levels greater than 50 parts per million (PPM) was applied to concrete floors, concrete and brick walls and structural steel. This condition will require special handling and disposal of approximately 2,000 tons of the buildings concrete and brick walls, floors and ceiling and approximately 500 tons of steel.
- PCBs within sludgy accumulated oils that were spilled and contaminated concrete. Approximately 150 tons of concrete shall be handled and disposed of as a PCB waste.
- Possible isolated mercury contamination to the concrete floor which is assumed to impact approximately 25 tons of concrete that will require special handling and disposal as a mercury containing waste.
- Light ballasts, fluorescent light tubes, containerized oils in equipment and stored in place.

**6. Brownfields Site Definition**

- a. The site is not listed, or proposed for listing on the National Priorities List
- b. It is not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA
- c. Is not subject to the jurisdiction, custody, or control of the U.S. government

**7. Environmental Assessment Required for Cleanup Proposals**

Numerous past studies and environmental investigations (including building assessments) of the former Belchertown State School Campus have been conducted by various engineers, environmental consultants, planners, historians and architects since the mid-1990s. The results of these efforts are documented and summarized in reports which include:

- 1992, Draft Preliminary Assessment Report by Sverdrup Associates
- 1998, Investigative Survey Report for Asbestos Containing Materials by Hygienetics Environmental Corporation
- 1999, Site History Investigation by GZA GeoEnvironmental, Inc.
- 2009, Site Development Feasibility Assessment, by Fuss & O'Neil.
- 2009, Architectural Feasibility Analysis by Dietz and Company Architects.
- 2013, ASTM Phase I ESA, by Fuss & O'Neil.
- 2014, Environmental Notification Form, by Epsilon Associates & others
- 2014, 2015, Intensive Archeological Surveys by PAL, Inc.
- 2015, Draft Environmental Impact Report by Epsilon Associates & others
- 2016, Final Environmental Impact Report by Epsilon Associates & others
- 2015/2016, Hazardous Building Materials Assessments/Chemical Inventories, Tighe & Bond
- 2019, Hazardous Building Materials Assessments / Chemical Inventories, Tighe & Bond

**8. Enforcement and Other Actions**

There are no enforcement or other actions on this site.

**9. Sites Requiring a Property-Specific Determination**

The property does not require a property specific determination because the owner has affirmed as such under 3.c. that the property is eligible for funding.

**10. Threshold Criteria Related to CERCLA/Petroleum Liability**

**a. Property Ownership Eligibility – Hazardous Substance Sites**

Meets the requirement for asserting an affirmative defense to CERCLA liability through one of the landowner liability protections

**iii. LANDOWNER LIABILITY PROTECTIONS FROM CERCLA LIABILITY**

**(1) Bona Fide Prospective Purchaser Liability Protection**

**a. Information on Property Acquisition**

(i) The Corporation acquired 259 acres, which includes Lot 4 (the subject of this grant application) plus Parcels C, D and E through the conveyance of the deed

(ii) April 19, 2002

(iii) Fee simple

(iv) Commonwealth of Massachusetts

(v) There were no familial, contractual, corporate or financial relationships or affiliations with all prior owners or operators of the property

**b. Pre-Purchase Inquiry**

(i) 1992, Draft Preliminary Assessment Report by Sverdrup Associates  
1998, Investigative Survey Report for Asbestos Containing Materials by Hygienetics Environmental Corporation  
1999, Site History Investigation by GZA GeoEnvironmental, Inc.

(ii) Phase I environmental Site Investigation was conducted by GZA GeoEnvironmental, Inc. in 1999 prior to acquisition of the property. This inquiry is documented in the report entitled "Site Investigation History" as listed under Section 7 above.

(iii) Updates to the Phase I report were conducted on a continuous basis until and after the conveyance of the property from the Commonwealth to the Corporation

c. Timing and/or Contribution Toward Hazardous Substances Disposal

Hazardous substances were present on the Property prior to acquisition by the BEDIC. The BEDIC in no way caused or contributed to the hazardous substances on the property. The BEDIC has not arranged for the disposal or has transported hazardous substances to the site.

d. Post-Acquisition Uses

The site has not changed since the acquisition and remains under the ownership of the BEDIC. The BEDIC is in the process of cleanup and remediation of the hazardous substances as well as installing the necessary public infrastructure to develop the site for mixed-use.

e. Continuing Obligations

(i) The contamination is contained and is not expected to be released to the environment

(ii) Security measures are in-place to prevent the potential for a release or potential exposure to the public.

(iii) The BEDIC has boarded up Building 9 on Lot 4 in order to restrict potential access by trespassers or vagrants and direct exposures to asbestos and other chemical hazards present in the building.

However, potential risk to human health, public welfare, safety and the environment exists should a release of hazardous materials (asbestos) and PCB's occur as a result of a fire. This risk is "real" as evidenced by the occurrence of three recent fires in 2015 and 2016 at other buildings on the former State School property.

The Corporation confirms its commitment to:

(i) Comply with any land use restrictions and not impede the effectiveness or integrity of any institutional controls

(ii) Assist and cooperate with those performing the cleanup and provide access to the property

(iii) Comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and

(iv) Provide all legally required notices

## **11. Cleanup Authority & Oversight Structure**

### **a. Describe how you will oversee the cleanup**

The cleanup contractor selection will be based both on qualifications and costs. The former Belchertown School Campus is a state-listed hazardous materials site and has been assessed and remediated in accordance with 310 CMR 40.00000, the Massachusetts Contingency Plan (MCP). The five release tracking numbers (RTNs) associated with the former State School property (1-00018, 1-11570, 1-11572, 1-11573, and 1-20207) have been closed out.

Cleanup activities at Building 9 under the draft ABCA (related to hazardous building materials only) will be conducted under the direction or in coordination with a Massachusetts Licensed Site Professional (LSP) specializing in HBM abatement, demolition, and selective deconstruction.

### **b. Plan to acquire access to adjacent properties**

There is no access to relevant property required. Should access be required, the BEDIC will work with property owners to secure access.

## **12. Community Notification**

The BEDIC provided the community with a notice of intent to apply for an EPA brownfields grant on November 07, 2019 via a classified ad in the Belchertown Sentinel Legal Notices. The meeting was held on November 20, 2019. The following items are attached that verify community notification and engagement:

- a. Advertisement publication
- b. Notice of public hearing by Town Clerk
- c. Sign-in sheet
- d. Meeting notes/minutes
- e. Written comments – there were no written comments

The draft application and draft ABCA were made available for review in the Town Clerk's office beginning November 18, 2019.

## **13. Statutory Cost Share**

- a. The BEDIC is providing the cost share of \$100,000 as part of a \$1.2 million Massachusetts legislative appropriation. Up to \$745,000 (which includes the 20% match) is allocated for the removal and cleanup of Building 9. A copy of the letter attesting to this appropriation is attached.
- b. The BEDIC is not seeking a cost share waiver.



422

Town of Belchertown  
Massachusetts

Action taken at the Special Town Meeting held June 28, 1982

Fiscal 1983

The meeting was called to order at 7:58 p.m. by the Town Clerk.

Nominations for a Moderator pro-tem were called for. Harold Willey was nominated and elected.

The Clerk read the Return of the Warrant.

Registered voters present - 163 (Quorum required-25)

Article I. Voted to raise and appropriate the sum of \$5,607.81 to the Clapp Memorial Library Expense Account.

(Vote - Unanimous Yes)

Article II. Voted to amend the Zoning By-Law, as previously amended, in the following prescribed manner:

Under Section IV. I. Flood Plain District, 5.: add the following:

(5). The placement of mobile homes, except in an existing mobile home residential park is prohibited in the floodway.

(Vote - Unanimous Yes)

Article III. Voted to amend the Zoning By-Law, as previously amended, in the following prescribed manner:

To correct grammatical errors in Section IV.AB. Mobile Home Park Residential District by moving 2.b. and 2.c. to the end of 2a.2.

(Vote - Unanimous Yes)

Article IV. Voted to appropriate from Public Law #94-488 Federal Revenue Sharing, the sum of \$102,000.00 to purchase and renovate the building on East Walnut Street which was formerly the site of the U. S. Post Office.

(Vote - Majority Yes)

\* Article V. Voted to authorize the creation of an Economic Development and Industrial Corporation pursuant to the provisions of Massachusetts General Laws, Chapter 121C, as amended, in that the Town recognizes a need for such a corporation as security against future unemployment and lack of business opportunity within the Town and that attracting new industry into the Town and substantially expanding existing industry through an economic and development project or projects financed under the provisions of Massachusetts General Laws Chapter 121C, as amended, and implemented by such a corporation would alleviate unemployment and lack of business opportunity problems.

(Vote - Unanimous Yes)

INTERNAL REVENUE SERVICE  
DISTRICT DIRECTOR  
O.P.O. BOX 1680  
BROOKLYN, NY 11202

DEPARTMENT OF THE TREASURY

Date: FEB 03 1997

WELCHERTON ECONOMIC DEVELOPMENT  
INDUSTRIAL CORP  
LANNING MEMORIAL HALL  
2 JANISH STREET  
WELCHERTON, MA 01007

Employer Identification Number:

00-2307392

Case Number:

116214002

Contact Person:

LEONARD KIRKIS

Contact Telephone Number:

(973) 643-3302

Internal Revenue Code

Section 501(c)(4)

Accounting Period Ending:

June 30

Form 990 Required:

Yes

Addendum Applies:

No

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from Federal income tax under section 501(a) of the Internal Revenue Code as an organization described in the section indicated above.

Unless specifically excepted, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) for each employee to whom you pay \$100 or more during a calendar year. And, unless excepted, you are also liable for tax under the Federal Unemployment Tax Act for each employee to whom you pay \$50 or more during a calendar quarter if, during the current or preceding calendar year, you had one or more employees at any time in each of 20 calendar weeks or you paid wages of \$1,500 or more in any calendar quarter. If you have any questions about excise, employment, or other Federal taxes, please address them to this office.

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

In the heading of this letter we have indicated whether you must file Form 990, Return of Organization Exempt From Income Tax. If Yes is indicated, you are required to file Form 990 only if your gross receipts each year are normally more than \$25,000. However, if you receive a Form 990 package in the mail, please file the return even if you do not exceed the gross receipts test. If you are not required to file, simply attach the label provided, check the box in the heading to indicate that your annual gross receipts are normally \$25,000 or less, and sign the return.

If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. A penalty of \$10 a day is charged when a return is filed late, unless there is reasonable cause for

Letter 948 (DO/CO)

2





**TOWN OF BELCHERTOWN**  
***Economic Development & Industrial Corporation***  
Supporting Business Growth and Development in Belchertown

2 Jabish Street, P.O. Box 670, Belchertown, MA 01007 \* (413) 323\*0778 \*

William A. Terry, Chairman

June 16, 2015

Department of the Treasury  
Internal Revenue Service  
Ogden, UT 84201-0074

Re: Taxpayer Identification Number: **97-0240781**  
Tax Form: 990  
Tax Period: Fiscal Year Ended June 30, 2014

Dear Reader:

The Belchertown Economic Development Industrial Corporation has been filing IRS Form 990 since its inception. It has come to our attention that our Organization is in fact a government unit as described in Rev. Proc. 95-48, 1995-2, C.B. 418. The Corporation was established in accordance with Massachusetts General Laws, Chapter 121C and has the following characteristics:

- 1) The Organization was created by a governmental unit, the Board is appointed by an affiliated governmental unit and its members are considered special municipal employees.
- 2) The Organization was created by a governmental unit and its financial statements are subject to an annual audit.
- 3) If the Organization is dissolved, its assets will revert to another governmental unit by operation of law.

We are hereby requesting a ruling or determination that we meet the requirements to be exempted from filing Form 990 as a "Governmental Unit" or an "Affiliate of a Governmental Unit" under the procedures in Rev. Proc. 95-4, 1995-1, I.R.B. 97.

Thank you for your assistance in this matter.

Sincerely,

William A. Terry  
Chairman



Department of Treasury  
Internal Revenue Service  
Ogden UT 84201-0016

Notice	CP259A
Tax period	June 30, 2014
Notice date	June 22, 2015
Employer ID number	04-3297395
Page 3 of 4	

INTERNAL REVENUE SERVICE  
OGDEN UT 84201-0016



142723



Fold here

## Response form

Complete both sides of this form and send it to us along with your Form 990/990-EZ in the enclosed envelope. Be sure our address shows through the window.

If you filed electronically, send us the electronic filing acknowledgement along with this form. You may fax it to us at 1-855-214-7520.

### Provide your contact information

If your address has changed, please make the changes below.

BELCHERTOWN ECONOMIC DEVELOPMENT  
INDUSTRIAL CORP

PO BOX 670

BELCHERTOWN MA 01007-0670

(413) 323-5796

☐ a.m.  
☒ p.m.

Best time to call

4 to 6 PM EST

☐ a.m.  
☒ p.m.

Secondary Phone

Best time to call

### 1. Indicate whether any of the following circumstances apply to you

If you already filed a Form 990/990-EZ or 990-N

☐ I already filed my Form 990/990-EZ or 990-N for June 30, 2014, and I am enclosing a signed and dated copy of the return (or electronic filing acknowledgement) as verification.

Name(s) shown on Form 990/990-EZ or 990-N

Employer identification number (EIN) listed on Form 990/990-EZ or 990-N  
Is this EIN different from the one on this notice? ☐ Yes ☐ No

Form(s) filed

Tax period(s) ending date

Date form was filed

If you are filing late

☐ I'm enclosing a signed and dated copy of my June 30, 2014 Form 990/990-EZ (plus any schedules and attachments).

Explain why you are filing late.

Continued on back...

Indicate whether any of the following circumstances apply to you - **continued**

If you don't think you have to file Form 990/990-EZ or 990-N for June 30, 2014

Explain why you don't think you are required to file a Form 990/990-EZ or 990-N for June 30, 2014.

- ☐ My organization is a 501(c)(12) or 501(c)(15) organization and filed a Form 1120, U.S. Corporate Income Tax Return.
- ☐ My organization is a subordinate organization in a group exemption and filed as part of a group return under the name \_\_\_\_\_, with the EIN \_\_\_\_\_.
- ☐ My organization ceased operations as of: \_\_\_\_\_ and filed its final return for tax period \_\_\_\_\_ on \_\_\_\_\_ (date of filing).
- ☒ Other reason for not filing (explain below; attach additional sheets if necessary).

*See attached letter asking for a determination.*

2. Please sign and send this form to us

Under penalties of perjury, to the best of my knowledge, the information in this form is correct and complete.

Signature William A. Terry Title Chairman Date June 16, 2015

## Hampshire County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 11/16/2015 11:20:00 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
22495	DEED		12110/283	10/27/2015	1.00
<b>Property-Street Address and/or Description</b>					
STATE ST, FRONT ST					
<b>Grantors</b>					
MASSACHUSETTS COMM CAPITAL ASSET MANAGEMENT & MAINTENANCE					
<b>Grantees</b>					
BELCHERTOWN ECONOMIC DEVELOPMENT INDUSTRIAL CORP					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					



2015 00022495

Bk: 12110Pg: 283 Page: 1 of 2

Recorded: 10/27/2015 12:43 PM

### RELEASE DEED

THE COMMONWEALTH OF MASSACHUSETTS, acting by and through the Commissioner of its DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE, having an address at One Ashburton Place, Boston, Massachusetts 02108 (the "Grantor"), acting under the authority of Chapter 153 of the Acts of 2013 (the "Legislation"), for nominal consideration, <sup>of one dollar (\$1.00)</sup> the receipt and sufficiency of which the Grantor hereby acknowledges, does hereby grant and release to the Belchertown Economic Development Industrial Corporation with an address of 2 Jabish Street, Belchertown, Massachusetts, 01007 (the "Grantee"), without covenants, that certain parcel of land (the "Premises"), shown as Parcel F on a certain plan entitled "PLAN OF LAND IN BELCHERTOWN, MA HAMPSHIRE REGISTRY PREPARED FOR THE COMMONWEALTH OF MASSACHUSETTS DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE", dated November 14, 2014, prepared by Northeast Survey Consultants, which plan is recorded herewith in Plan Book 235, Page 70 (the "Plan"). The Premises contain 7.503 acres, more or less, as shown on the Plan.

Meaning and intending to convey the Premises howsoever the same may be bounded and described, in their "as is" condition. It is the intent of the Parties hereto that all conditions herein shall run with the land and be deemed to be made for valuable consideration.

The Premises are conveyed subject to all matters of record to the extent the same are in force and effect and subject to applicable laws, rights and encumbrances.

For the Commonwealth's title see Deed recorded with the Hampshire County Registry of Deeds in Book 3564, Page 258. *See also Book 722, page 115.*

There is no Stamp Tax due because the grantor is the Commonwealth of Massachusetts.

IN WITNESS WHEREOF, the Commonwealth of Massachusetts has executed this Release Deed as a sealed instrument as of the 3rd day of February, 2015.

COMMONWEALTH OF MASSACHUSETTS acting by and through the Commissioner of its Division of Capital Asset Management and Maintenance

By: Carole J. Cornelison  
Carole J. Cornelison, Commissioner

The undersigned certifies under penalties of perjury that I have fully complied with sections 34 and 36 of chapter 7C of the General Laws as modified by the Legislation in connection with the property described herein.

By: Carole J. Cornelison  
Carole J. Cornelison, Commissioner  
Division of Capital Asset Management and Maintenance

**THE COMMONWEALTH OF MASSACHUSETTS**

Suffolk, ss.

On this 3 day of Feb, 2015, before me, the undersigned notary public, personally appeared Carole J. Cornelison, proved to me through satisfactory evidence of identification, and who was personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that she signed it voluntarily, in her capacity as Commissioner of the Division of Capital Asset Management and Maintenance, for its stated purpose.



MARVA J. RUOT  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
June 8, 2018

Marva J. Ruot  
Notary Public

My Commission Expires: 6/8/18

WITNESS: HAMPSHIRE, Mary Colberding, REGISTER  
MARY COLBERDING

## Hampshire County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 11/16/2015 11:15:58 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
11929	DEED		06614/331	04/19/2002	10.00
<b>Property-Street Address and/or Description</b>					
STATE ST					
<b>Grantors</b>					
MASSACHUSETTS COMM CAPITAL ASSET MANAGEMENT & MAINTENANCE					
<b>Grantees</b>					
BELCHERTOWN ECONOMIC DEVELOPMENT INDUSTRIAL CORP					
<b>References-Book/Pg Description Recorded Year</b>					
06614/337 AGR 2002, 07181/344 MLC 2003, 07518/344 NOT 2003, 07518/346 NOT 2003, 07596/39 COV 2003, 07596/35 APPR 2003, 07596/42 DECIS 2003, 07596/44 ORD 2003, 07610/42 STATE 2003, 07625/167 STATE 2003, 07671/225 STATE 2004, 07671/227 STATE 2004, 07615/68 NOT 2003, 08018/329 MLC 2004, 08018/340 ORD 2004, 08080/202 MLC 2004, 08152/93 EASE 2005, 08165/255 ORD 2005, 08247/354 MLC 2005, 08378/172 EASE 2005, 08538/98 MLC 2005, 08538/99 MLC 2005, 08565/235 MLC 2005, 08573/19 MLC 2005, 08655/94 ORD 2006, 08664/307 MLC 2006, 08688/162 MLC 2006, 08688/165 ORD 2006, 09298/86 EASE 2007, 09734/349 EASE 2009, 09983/346 EASE 2009, 10544/297 ORD 2011, 11034/179 AMEND 2012, 11298/21 EASE 2013					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					

RELEASE DEED

GRANTEE ADDRESS 2 JABISH ROAD BELCHERTOWN MA  
PROPERTY ADDRESS STATE ST BELCHERTOWN MA

KNOW ALL MEN BY THESE PRESENTS, that the **COMMONWEALTH OF MASSACHUSETTS, acting by and through its DIVISION of CAPITAL ASSET MANAGEMENT and MAINTENANCE**, an agency formerly named the Division of Capital Planning and Operations and renamed by Section 289 of Chapter 194 of the Acts of 1998, pursuant to Chapter 353 of the Acts of 1996 (the "Act"), as amended, having a mailing address of One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108 ("DCAMM" or "Grantor"), in consideration of Ten Dollars (\$10.00) paid, does hereby grant and release without any covenants to the **BELCHERTOWN ECONOMIC DEVELOPMENT INDUSTRIAL CORPORATION**, ("BEDIC" or "Grantee"), a Massachusetts Economic and Development Corporation created pursuant to M.G.L. c. 121C, as amended, any right, title and interest of the Grantor in the following property:

Three (3) certain parcels of land containing approximately 259 acres of land and the buildings consisting of parcels B, D and E (collectively referred to as the "Premises"). Parcel B is shown on a plan of land entitled "Plan of Land in Belchertown, Massachusetts prepared for the Commonwealth of Massachusetts Division of Capital Planning and Operations" by E.B. Holmberg & Associates, dated May 2, 1996, and recorded with the Hampshire County Registry of Deeds (the "Registry") in Plan Book 183, Pages 109, excluding however, a certain 7.503 acre parcel of land shown as Parcel F on a plan of land entitled "Plan of Land in Belchertown, Massachusetts prepared for the Commonwealth of Massachusetts Division of Capital Planning and Operations" prepared by E.B. Holmberg & Associates and dated April 9, 2002, and recorded with the Hampshire County Registry of Deeds (the "Registry") in Plan Book 192, Page 20, and Parcels D and E are shown on a plan of land entitled "Plan of Land in Belchertown, Massachusetts prepared for the Commonwealth of Massachusetts Division of Capital Planning and Operations" prepared by E.B. Holmberg & Associates recorded with the Registry in Plan Book 181, Page 240 (the "Plans").

The conveyance of the Premises includes and is made together with the benefit of and subject to:

1. all buildings, facilities, utility systems, utilities, utility lines and poles, conduits, infrastructure, roadways, railroads, bridges, and improvements thereon and appurtenances thereto;
2. all rights, restrictions, easements, reservations and other matters of record, insofar as the same are now in force and applicable, including without limitation, those contained in a certain Release Deed to the Town of Belchertown for Parcel A of the former Belchertown State School recorded with the Registry in Book 5341, Page 34; terms, conditions and restrictions contained in the Act, including without limitation, the requirement that the development and use of the Premises shall be consistent with the Town of Belchertown zoning by-laws in effect from time to time, including any variances or special permits issued thereunder, and with the Belchertown Economic Development Industrial Corporation Economic Development Plan dated September 22, 1993, as amended by the Town of Belchertown Economic Development & Industrial Corporation



Economic Development Plan, dated July 19, 2001, as may be further amended in accordance with the Act (the "Development Plan"), which Development Plan is on file with DCAMM; the terms and conditions set forth in the Memorandum of Agreement (the "MOA") by and between DCAMM and BEDIC of even date herewith and recorded herewith in Book 6614, Page 337.

Grantor's Reservation of Access Easement.

The conveyance of Parcel B and D is subject to, and specifically reserving to DCAMM, its successors and assigns, a temporary nonexclusive easement (the "Access Easement") in, on, over, under and through Parcel B and D for vehicular (including construction vehicles) and pedestrian access and egress to the area referred to as the "Power Plant Site" (shown on Exhibit A attached hereto and incorporated herein by reference), and to use the Power Plant Site for as long and for whatever purposes as are necessary as determined by the Commissioner of DCAMM (the "Commissioner") in order to complete the remediation of the Power Plant Site, including without limitation, the right to test and remove soils, groundwater and other samples and the right to install monitoring and recovery wells which may be abandoned in place by DCAMM notwithstanding termination of the easement rights contained herein, until a Response Action Outcome Statement is filed by DCAMM with the Commonwealth of Massachusetts Department of Environmental Protection for the Power Plant Site ("Access Easement"). Neither DCAMM nor BEDIC, their successors and assigns shall have any obligation to maintain, improve or pave the Access Easement.

As-Is Transfer

The Premises and buildings, structures and personal property located there on is conveyed under this Release Deed in an "as is" where is condition, without any representation or warranty express or implied by DCAMM or the Commonwealth of Massachusetts, as to the condition thereof.

Being a portion of the premises conveyed to the Grantor by deed from Friedrich Michel and Mary Michel dated June 9, 1916 and recorded with the Registry in Book 722, Page 63; and a portion of the premises conveyed to the Grantor from Fred Michel and Mary Michel dated June 9, 1916 and recorded with the Registry in Book 722, Page 97; and being the same premises conveyed to the Grantor by deed from Geraldine F. Howard and Everett C. Howard dated June 9, 1916 and recorded with the Registry in Book 722, Page 103; and a portion of the premises conveyed to the Grantor by deed from Sarah E. Jepson and David Jepson dated June 9, 1916 and recorded with the Registry in Book 722, Page 107; and a portion of the premises conveyed to the Grantor by deed from Avery W. Stacy and Maud F. Stacy dated June 9, 1916 and recorded with the Registry in Book 722, Page 115; and the same premises conveyed to Grantor by deed from Rudd E. A. Fairchild and Nannie J. Fairchild dated February 12, 1923 and recorded with the Registry in Book 788, Page 170; and the same premises conveyed to the Grantor by deed from William Orlando and Nellie V. Orlando dated April 11, 1923 and recorded with the Registry in Book 790, Page 25; and the same premises conveyed to the Grantor by deed from Thomas Riley, Sr., Jeremiah Riley, Thomas Riley, Jr., John Riley and Helen Riley, Gertrude Riley, William Riley, Nora A. Thayer and Horace A. Thayer, Mary Aubry and Justin Aubry, and Horace A.

Thayer, Administrator of the Estate of Katherine Riley, deceased, dated May 16, 1923 and recorded with the Registry in Book 791, Page 231; and being the same premises in an Order of Taking dated September 20, 1922 and recorded with the Registry in Book 784, Page 521 and an Order of Taking dated September 20, 1922 and recorded with the Registry in Book 784, Page 522.

The terms and conditions contained in this Release Deed and the MOA shall be binding upon and inure to the benefit of the Grantor and the Grantee and their respective successors and assigns.

No deed stamps are required hereunder as the Grantor is The Commonwealth of Massachusetts.

WITNESS the execution hereof under seal as of the 12<sup>th</sup> day of April, 2002.

GRANTOR  
THE COMMONWEALTH OF MASSACHUSETTS  
Acting by and through its Division of Capital Asset  
Management and Maintenance

By: David B. Perini  
David B. Perini  
Commissioner

ACCEPTANCE OF RELEASE DEED

GRANTEE  
BELCHERTOWN ECONOMIC DEVELOPMENT  
INDUSTRIAL CORPORATION

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Chairman

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

April 12<sup>th</sup>, 2002

Then personally appeared the above-named David B. Perini, Commissioner of the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance and acknowledged the foregoing instrument to be his free and deed and the free act and deed of the Commonwealth of Massachusetts, Division of Capital Asset Management, before me,

Peter A. Wilson  
Notary Public  
My commission expires: 5/1/07

Thayer, Administrator of the Estate of Katherine Riley, deceased, dated May 16, 1923 and recorded with the Registry in Book 791, Page 231; and being the same premises in an Order of Taking dated September 20, 1922 and recorded with the Registry in Book 784, Page 521 and an Order of Taking dated September 20, 1922 and recorded with the Registry in Book 784, Page 522.

The terms and conditions contained in this Release Deed and the MOA shall be binding upon and inure to the benefit of the Grantor and the Grantee and their respective successors and assigns.

No deed stamps are required hereunder as the Grantor is The Commonwealth of Massachusetts.

WITNESS the execution hereof under seal as of the \_\_\_\_ day of April, 2002.

GRANTOR  
THE COMMONWEALTH OF MASSACHUSETTS  
Acting by and through its Division of Capital Asset  
Management and Maintenance

By: \_\_\_\_\_  
David B. Perini  
Commissioner

ACCEPTANCE OF RELEASE DEED

GRANTEE  
BELCHERTOWN ECONOMIC DEVELOPMENT  
INDUSTRIAL CORPORATION

By: William A. Terry  
Name: WILLIAM A. TERRY  
Vico Chairman

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

April \_\_, 2002

Then personally appeared the above-named David B. Perini, Commissioner of the Commonwealth of Massachusetts Division of Capital Asset Management and Maintenance and acknowledged the foregoing instrument to be his free and deed and the free act and deed of the Commonwealth of Massachusetts, Division of Capital Asset Management, before me,

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

COMMONWEALTH OF MASSACHUSETTS

Hamden, ss.

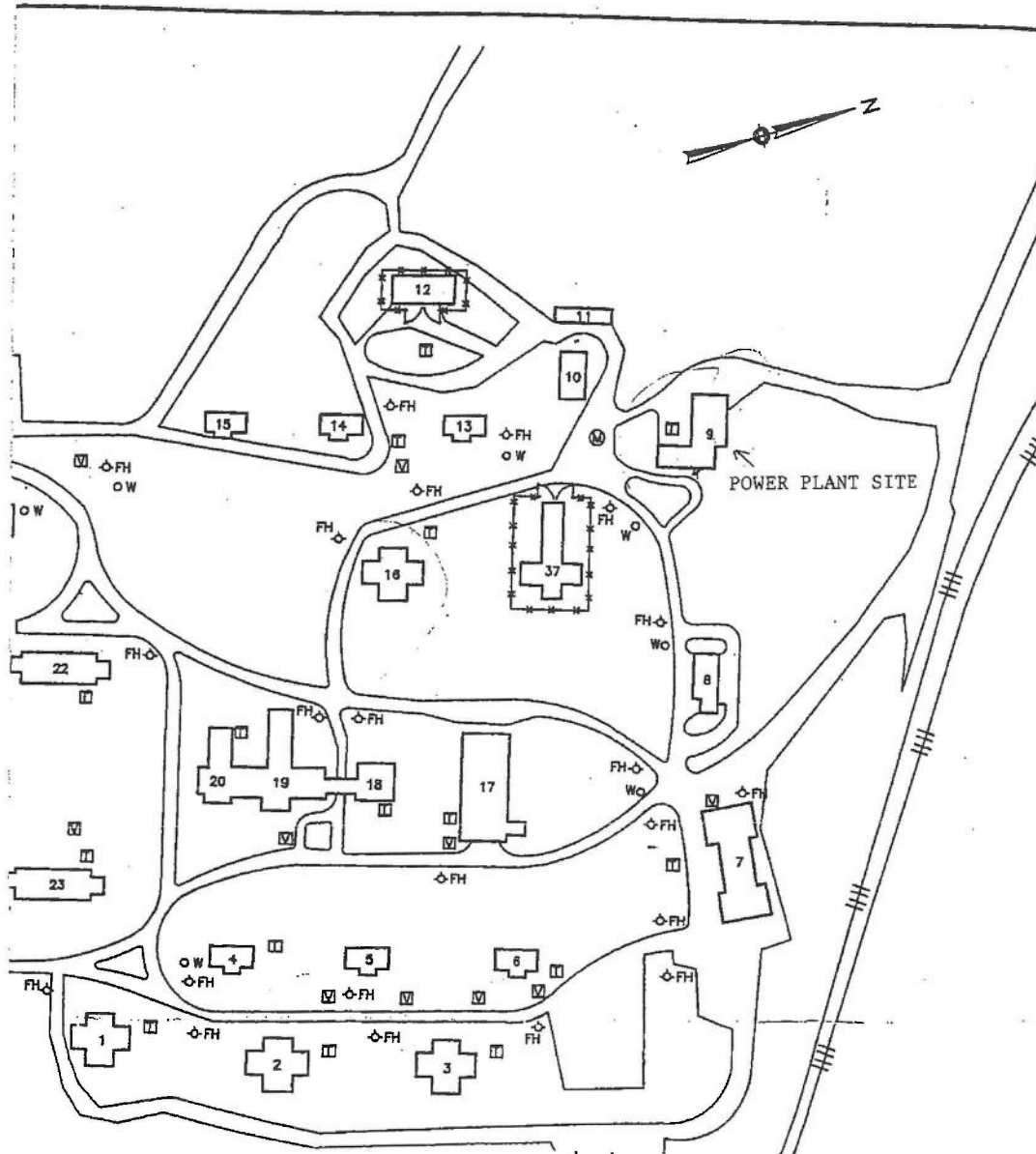
April 18, 2002

Then personally appeared the above-named William A. Terry, Vice Chairman of the Belchertown Economic Development Industrial Corporation and acknowledged the foregoing instrument to be his/her free and deed and the free act and deed of the Belchertown Economic Development Industrial Corporation, before me,

Felicia Hardee  
Notary Public Felicia Hardee  
My commission expires: 2/26/04

EXHIBIT A

POWER PLANT SITE



04/10/02 4:14 PM  
[J:\CLIENTS\rea\041801\0104\00274794.DOC;7]

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER  
MARIANNE L. DONOHUE

**DRAFT ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES  
ASBESTOS REMOVAL AND REMEDIATION  
Lot 4 Building #9 or Former Power Facility  
Former Belchertown State School  
State Street/Route 202, Belchertown, MA**

**I. INTRODUCTION & BACKGROUND**

This draft Analysis of Brownfields Cleanup Alternatives (ABCA) was prepared by Tighe & Bond, on behalf of the Belchertown Economic Development Industrial Corporation (BEDIC) in support of a Brownfields Cleanup Grant application to the Environmental Protection Agency (EPA) Brownfield Program for Fiscal Year 2020 for Building #9 at the Former Belchertown State School in Belchertown, Massachusetts. The Building is part of the former Belchertown State School. This ABCA report addresses the health and safety issues associated with the vacant building.

**a. Site Location**

Building #9 is part of approximately 40 other structures (e.g. school buildings, dormitories, and maintenance buildings) located within the main campus portion of the former State School property, many of which have been demolished throughout the last several years. This draft ABCA applies to Building #9 only. Although there is an underground utility tunnel connected to Building #9, the tunnel has been made part of Lot 2 which is also located on the Belchertown Campus.

The structure was subject to a visual investigation, which included collection and documentation of various site-specific building data. Tighe & Bond has previous experience with hazardous materials investigations within this building and those findings have also been incorporated into this Cleanup Alternative Plan. Building-specific data is summarized as follows:

- Building #9 consists of an approximately 8,500 SF footprint comprised of three interior levels and a smoke stack. Building #9 was formally designated as the Belchertown State School Powerhouse which provided utilities including steam and hot water that was distributed through underground tunnels to the entire Campus. As mentioned previously, the tunnel segments have been evaluated and made part of Lot 2 which is located adjacent to Lot 4. Building #9 was constructed with brick, masonry and steel and was part of original campus building construction. Current building conditions display extensive roof deterioration, missing windows and doors and a building interior with large boiler units and other energy related equipment, etc. all of which have been vandalized.

**b. Previous Site Use(s) and any previous cleanup/remediation**

Building #9 was part of a state school campus formerly operated by the Commonwealth of Massachusetts and was known as the “Belchertown State School for the Feeble-Minded.” The state school was opened in 1922 and consisted of a large 800-acre complex that housed and educated 720 patients and residents in 13 dormitory buildings on the main campus. The school was largely self-sufficient and had its own water system, sewage treatment system, power plant, fire department, and telephone system. Other services provided on the campus were hospital,



### Environmental Findings:

The former Belchertown School Campus is a state-listed hazardous materials site and has been assessed and remediated in accordance with 310 CMR 40.0000, the Massachusetts Contingency Plan (MCP). Release tracking numbers associated with the former State School property, all of which have been closed out, include:

- RTN 1-00018: Power Facility (Building #24) – Class A2 Response Action Outcome (RAO) in 2001
- RTN 1-11570: Food Service 1 & 2 (Building #11) – Class A2 RAO in 1997
- RTN 1-11572: Garage – South Side (Building #15) – Class A2 RAO in 1998
- RTN 1-11573: Garage – West Side (Building #5) – Class A1 RAO in 1997
- RTN 1-20207: Building 26, PCBs in soils – Permanent Solution achieved in 2018

Currently, there are no known releases of hazardous substances or petroleum products to soil or groundwater at Building #9.

### Building Architectural Findings:

The 2009 *Architectural Feasibility Analysis* by Dietz and Company Architects included an evaluation of the condition of the 42 the buildings within the main campus portion of the state school property. Each building was examined from all four sides and was visually assessed and rated from excellent to poor as to overall condition. According to Dietz report, there were no buildings found to be in good or excellent condition, most were rated as being in poor condition. Since the 2009 Feasibility Analysis, each remaining building has undergone extensive deterioration and weathering given that none are subject to periodic maintenance.

### Hazardous Building Materials Assessment (HBMA) Findings:

Past HBMA's conducted by others and recent demolition consulting services provided by Tighe & Bond for BEDIC from 2014 to 2019 included survey, assessments, and sampling that confirmed the presence of hazardous building materials (HBMs) throughout many of the structures and buildings remaining on campus. The assessments also included pre-demolition asbestos containing material (ACM) audits coupled with bulk sampling to confirm or deny the presence of those suspect ACMs encountered. The results of those findings confirmed the presence of large quantities and volumes of asbestos-containing building materials (ACBMs) in various states of deterioration and several differing types of hazardous building components consisting in general of oil containing equipment, stored paints, cleaning supplies and other universal type wastes. Many interior paint applications are also reported to have high lead and PCB concentrations. Given the friable condition of the majority of ACBMs, deteriorated commingled building conditions and the presence of many hazardous building components throughout most of these buildings, they have been identified as key impediments to redevelopment of the campus property, including Building #9, which is the subject of this draft ABCA.

### **c. Site Assessment Findings**

Building #9 was recently subject to a pre-demolition type of hazardous building materials inspection coupled with bulk sample collection and analyses. The inspection and sampling were performed by Tighe & Bond asbestos licensed personnel. Access to most of the building was

In November 2015, BEDIC submitted a Draft Environmental Impact Report (DEIR) to the Massachusetts Environmental Permitting Act (MEPA) Office, including a conceptual masterplan for 586,000 SF of mixed use development at full-build. In 2018 construction was completed and the building was occupied.

A considerable effort of continued planning and engineering will be needed to maximize the gain in tax revenue for the community. The redevelopment will include a combination of building renovations, demolition or new construction, and will incorporate LEED green building and sustainable design. The Site is also close enough to the Belchertown town center and schools to create and enhance pedestrian circulation.

## **II APPLICABLE REGULATIONS AND CLEANUP STANDARDS**

### **e. Cleanup Oversight Responsibility**

The cleanup contractor selection will be based both on qualifications and costs. The former Belchertown School Campus is a state-listed hazardous materials site and has been assessed and remediated in accordance with 310 CMR 40.0000, the Massachusetts Contingency Plan (MCP). The five release tracking numbers (RTNs) associated with the former State School property (1-00018, 1-11570, 1-11572, 1-11573, and 1-20207) have been closed out. The proposed cleanup at Building #9 will include extensive asbestos, hazardous materials and PCBs in paint/concrete abatement. Additionally, cleanup activities at Building #9 under this proposed ABCA (related to hazardous building materials only) will be conducted under the direction or in coordination with a Massachusetts Licensed Site Professional (LSP) specializing in HBM abatement, demolition, and selective deconstruction.

### **f. Cleanup Standards for Major Contaminants**

The cleanup standard for asbestos, co-mingled asbestos and hazardous materials inside the building is complete removal and abatement of all ACM and commingled deteriorated building materials such that these hazards will no longer be present. The proposed cleanup at Building #9 will be conducted in accordance with federal and state regulations.

These regulations 1) govern the handling and management (transportation and disposal) of asbestos waste, 2) protect contractor health and safety worker protection standards and exposures, and 3) limit air pollutants and prevent asbestos fibers from becoming airborne and harmful to workers or the public in accordance with National Emissions Standards for Hazardous Air Pollutants (NESHAP).

Massachusetts laws and regulations require notification and work practices to avoid fiber release for asbestos handling, removal, storage, transport, and disposal. Regulations also require inspection of demolition, renovation, and manufacturing operations and special waste landfilling of asbestos and asbestos-containing material. Following abatement activities, subsequent building demolition (the preferred cleanup alternative) will be conducted in accordance with Massachusetts Department of Environmental Protection (MassDEP) rules and regulations.

Portions of Building #9 are in a state of decay which has caused extensive commingling of known friable and non-friable ACMs of varying type, thus causing the need for extensive decontamination throughout the building. Current deteriorated conditions (i.e. missing windows and doors) also



- 105 CMR 670: Massachusetts DPH Community Right-to-Know

#### Local Regulation and Project Coordination

BEDIC along with its licensed abatement contractor and licensed inspection/testing firm will coordinate with the local Building Commissioner and the local Board of Health as applicable for this cleanup. BEDIC and its Contractor will obtain required signoffs and will take utmost care to prevent any condition that may affect the health or safety of the general public. Other applicable regulations include federal, state, and local laws regarding procurement of Contractors conducting the cleanup will be followed. In addition, the appropriate permits or approvals will be acquired prior to the start of cleanup and will include: Dig Safe; transport; and other asbestos MassDEP Asbestos Abatement Notification filings.

### **III CLEANUP ALTERNATIVES**

#### **h. Cleanup Alternatives Considered**

Two cleanup alternatives were considered to address the presence of hazardous building materials at Building #9 include:

##### Alternative No. 1: No Action

Alternative No. 2: Asbestos Abatement with Building Demolition, including commingled contaminated ACM abatement / disposal and PCBs in paint, oils and contaminated substrates management and disposal.

#### **i. Evaluation of Cleanup Alternatives**

To satisfy EPA requirements, the effectiveness, implementability, and cost of the alternatives must be considered prior to selecting a recommended cleanup alternative.

##### Alternative No. 1 (No Action)

This Alternative will not improve current Site conditions and is not an effective option in controlling or preventing the exposure of persons or the environment to contamination at the Site.

The “No Action” involves implementing and spending “nothing” but instead will potentially create additional unwanted burdensome security or legal costs to prevent potential trespassing, vandalism, or fire to protect public safety from the building hazards.

The No Action Alternative would severely restrict the ability of BEDIC to move forward and will not facilitate the proposed development plans (which include reuse or removal of hazardous buildings) for the former Belchertown State School.

##### Alternative No. 2: Asbestos and PCBs Abatement with Building Demolition

This alternative includes demolition of the existing building to support the mixed-use development plan through the Business Neighborhood District. Abatement followed by demolition is technically feasible and can be performed in relatively the same amount of time.

Alternative No. 2 is estimated to cost approximately \$1,220,000 for asbestos, PCBs and hazardous materials abatement and building demolition. The portion of the cost associated with activities to

11/18/2019



**Belchertown Economic Development Industrial Corporation**

DRAFT application to the U.S. Environmental Protection Agency for Brownfields Clean Up funding to support the proposed abatement and removal of the power plant building (#9) at the former Belchertown State School.

**Town Clerk's office copy: For public review  
and comments to:**

Claire O'Neill, VP Planning & Development, MassDevelopment  
[coneill@massdevelopment.com](mailto:coneill@massdevelopment.com)

MassDevelopment,  
89 Shrewsbury Street, #3,  
Worcester, MA 01608



**TOWN OF BELCHERTOWN**  
***Economic Development & Industrial Corporation***  
Supporting Business Growth and Development in Belchertown

2 Jabish Street, P.O. Box 670, Belchertown, MA 01007 \* (413) 323\*0778 \*



**Notice of Public Meeting**  
**Belchertown Economic Development and Industrial Corporation**

Review of a proposed U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Application for funding to assist with the clean-up of the power plant site (Site #4) located at the former Belchertown State School (aka Carriage Grove).

Date: Wednesday, November 20, 2019  
Time: 7:30 p.m.  
Location: 2 Jabish Street – Town Hall (1st Floor, Planning Board Meeting Room)  
Belchertown, MA 01007

The draft application and draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be available for review beginning Monday, November 18, 2019 at the Belchertown Town Clerk's Office. Comments on the draft applications and ABCA will be received, prior to Wednesday November 27, 2019, at [coneill@massdevelopment.com](mailto:coneill@massdevelopment.com), or to:

Claire M. O'Neill,  
MassDevelopment,  
89 Shrewsbury Street, 3<sup>rd</sup> floor,  
Worcester, MA 01608

## CES

Street, Belchertown, MA.

Any Person interested and wishing to be heard should appear at the time and place designated.

**Mark Hebert Chairman,**  
Zoning Board of Appeals  
10/31, 11/07/2019

### Notice of Public Meeting Belchertown Economic Development and Industrial Corporation

Review of a proposed U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Application for funding to assist with the clean-up of the power plant site (Site #4) located at the former Belchertown State School (aka Carriage Grove).

Date: **Wednesday,**  
**November 20, 2019**  
Time: **7:30 p.m.**

Location: **2 Jabish Street**  
**Town Hall, 1st Floor,**  
**Planning Board Meeting**  
**Room**  
**Belchertown, MA 01007**  
The draft application and

draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be available for review beginning **Monday, November 18, 2019 at the Belchertown Town Clerk's Office.**

Comments on the draft applications and ABCA will be received, prior to Wednesday November 27, 2019, at [coneill@massdevelopment.com](mailto:coneill@massdevelopment.com), or to:

Claire M. O'Neill,  
MassDevelopment,  
89 Shrewsbury Street  
3rd floor  
Worcester, MA 01608  
11/07/2019

### Public Hearing Notice

On **Monday, November 18, 2019, at 7:20 p.m.**, in the Selectmen's Meeting Room at the Belchertown Town Hall, 2 Jabish Street, Belchertown, MA, the Board of Selectmen will conduct a public hearing to gauge community interest in changing the name of the Board of Selectmen to "Select Board"

or other appropriate title. The Board will receive comments on the subject for the purpose of determining whether to place an article on the warrant for the Annual Town Meeting to approve such a change.

**Edward G. Boscher,**  
**Chairman**  
Gail L. Gramarossa  
Jennifer D. Turner  
Brenda Q. Aldrich  
Nicholas J. O'Connor  
10/31, 11/07/2019

### Public Hearing Legal Notice Belchertown Zoning Board of Appeals

In accordance with the provisions of Massachusetts General Laws Chapter 40A, Section 11 the Zoning Board of Appeals will hold a Public Hearing on **Wednesday, November 20, 2019 at 6:35 PM.**

This hearing will be held in the Board of Selectmen's meeting room of the Lawrence Memorial Hall, 2

Jabish Street, Belchertown, MA on the application from VE Properties VII, LLC seeking side-yard Variance §145-68; §145-16 Regulations Established; Dimensional Regulations 145 Attachment 2:2 at 65 Mill Valley Road Map 249 Parcel 18 Zoned AG-B.

A copy of the application may be inspected at the Town Clerk's office (Room 201) 9:00 AM to 5:00 PM, Monday through Friday, Lawrence Memorial Hall, 2 Jabish Street, Belchertown, MA.

Any Person interested and wishing to be heard should appear at the time and place designated.

**Mark Hebert Chairman,**  
Zoning Board of Appeals  
10/31, 11/07/2019

### CERTIFICATE OF DIVORCE

"But if the unbelieving partner separates, let it be so. In such cases the brother or sister is not enslaved. God has called you to peace." 1 Corinthians

7:15.

I, **Stanley Joseph Malek Jr.**, do hereby acknowledge that on or about February 15, 2016, you **Alicia Rose Murphy**, left the marital home on Griswold Circle Granby, Hampshire County, Massachusetts, declaring your unbelief in the God of the Bible and Words of Scripture, and subsequently declared your intent to permanently separate from me and otherwise extinguish the marital covenant entered into by you and me before God and witnesses on June 25, 1995.

With great reluctance hereby grant this Certificate of Divorce to you, which now and forever terminates our marriage, and which shall take full force and effect on November 1, 2019 in the year of our Lord.

All Rights Reserved.  
Go in Peace,  
**Stanley Joseph Malek, Jr.**  
Dated: September 24, 2019  
WITNESSES: **Albert I Bessette, Jr.; Jeff Casson**  
10/24, 10/31, 11/07/2019





**TOWN OF BELCHERTOWN**  
***Economic Development & Industrial Corporation***  
Supporting Business Growth and Development in Belchertown

2 Jabish Street, P.O. Box 670, Belchertown, MA 01007 \* (413) 323\*0778 \*



**Notice of Public Meeting**  
**Belchertown Economic Development and Industrial Corporation**

Review of a proposed U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Application for funding to assist with the clean-up of the power plant site (Site #4) located at the former Belchertown State School (aka Carriage Grove).

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Time: 7:30 p.m.  
Location: 2 Jabish Street – Town Hall (1st Floor, Planning Board Meeting Room)  
Belchertown, MA 01007

The draft application and draft Analysis of Brownfields Cleanup Alternatives (ABCA) will be available for review beginning Monday, November 18, 2019 at the Belchertown Town Clerk's Office.

Comments on the draft applications and ABCA will be received, prior to Wednesday November 27, 2019, at [coneill@massdevelopment.com](mailto:coneill@massdevelopment.com), or to:

Claire M. O'Neill,  
MassDevelopment,  
89 Shrewsbury Street, 3<sup>rd</sup> floor,  
Worcester, MA 01608

11/18/2019



**Belchertown Economic Development Industrial Corporation**

DRAFT application to the U.S. Environmental Protection Agency for Brownfields Clean Up funding to support the proposed abatement and removal of the power plant building (#9) at the former Belchertown State School.

**Town Clerk's office copy: For public review  
and comments to:**

Claire O'Neill, VP Planning & Development, MassDevelopment  
[coneill@massdevelopment.com](mailto:coneill@massdevelopment.com)

MassDevelopment,  
89 Shrewsbury Street, #3,  
Worcester, MA 01608



**TOWN OF BELCHERTOWN**  
**Economic Development & Industrial Corporation**  
Supporting Business Growth and Development in Belchertown

2 Jabish Street, P.O. Box 670, Belchertown, MA 01007 \* (413) 323\*0778 \*

William A. Terry, Chairman

**Public Meeting Attendees**

Proposed EPA Brownfields Cleanup Applications for Lot #4 (Power Plant) located at the former Belchertown State School, aka Carriage Grove.

Date: Wednesday, November 20, 2019

Time: 7:30pm

Location: 2 Jabish Street – Town Hall, Belchertown, MA 01007

NAME	ORGANIZATION / RESIDENT	CONTACT INFO
Claire O'Neill	MassDevelopment	coneill@massdevelopment.com
Bill Terry	EDIC	BILLTERRY385@GMAIL.COM
Jonathan Spiegel	EDIC member	jonathan.spiegel@ctoconsulting.com
Robert Riard	EDIC	Bob@RIARD.NET
Doug Albertson	Planning	dalbertson@belchertown.org
Courtney Keating	BSS Friends	keatingc106@gmail.com
Katherine Benson	BSS Friends	thebssfriends@gmail.com
Patricia A Barry	BCTV	barrypatriciaat@gmail.com
Beth Maroney	EDIC	bethmaroney46@gmail.com
Kim Stephens	EDIC	kinkebstephens50@yahoo.com
Rich Kump	BEDIC	rich.kump@yahoo.com



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Supporting Business Growth and Development in Belchertown

2 Jabish Street, P.O. Box 670, Belchertown, MA 01007 \* (413) 323\*0778 \*

William A. Terry, Chairman

**Public Meeting Notes**

Proposed EPA Brownfields Cleanup Applications for Lot #4 (Power Plant #9) located at the former Belchertown State School, aka Carriage Grove.

Date: Wednesday, November 20, 2019

Time: 7:30pm

Location: 2 Jabish Street – Town Hall, Belchertown, MA 01007

Mr. Terry opened the meeting at 7:30pm and welcomed attendees. He asked Claire O'Neill of MassDevelopment to describe the project. Ms. O'Neill stated that BEDIC (with the assistance of MassDevelopment) is planning to apply for \$500,000 in Brownfields Clean Up funding from the U.S. Environmental Protection Agency.

Lot 4 at the State School involves the remediation of asbestos containing materials, and paint / materials contaminated with PCBs in the Power Plant Building.

The Power Plant consists of an approximately 8,500 SF footprint comprised of three interior levels and a smoke stack. It was constructed with brick, masonry and steel and was part of original campus building construction. Current building conditions display extensive roof deterioration, missing windows and doors and a building interior with large boiler units and other energy related equipment, etc. all of which have been vandalized.

The total estimated cleanup and demolition cost is \$1,220,000. Once cleared, this land will become part of the planned multi-family housing area.

Ms. O'Neill advised that the draft application is available for the public's review at the Town Clerk's office and written comments via email or mail are due to her before November 27, 2019.

*Mr. Stephens asked about any materials under the building and Mr O'Neill advised that Tighe and Bond will conduct additional testing as part of the project. Mr Spiegel asked about the removal and mentioned. Didn't we receive feedback that we might reuse slab?*

Conversation then moved on to other redevelopment efforts. Having given everyone present an opportunity to ask question or speak, Mr Terry moved to close this Public Meeting at 7:42M.

Mr. Morony Seconded

Voted: 6:0:0.

*William A. Terry*  
\_\_\_\_\_  
William A. Terry, Chairman

Date:

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/27/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name: Belchertown Economic and Industrial Corporation

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0800580540000

d. Address:

\* Street1:

2 Jabish Street

Street2:

\* City:

Belchertown

County/Parish:

Hampshire

\* State:

MA: Massachusetts

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

01007-0000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Anne

Middle Name:

\* Last Name:

Pierce

Suffix:

Title: Granys Manager

Organizational Affiliation:

Massachusetts Development Finance Agency

\* Telephone Number:

9787842935

Fax Number:

978-772-7577

\* Email: apierce@massdevelopment.com

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-07

\* Title:

FY20 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Cleanup of Lot 4 and Power Plant structure - asbestos, lead, PCB's - to allow for its demolition and the redevelopment of the lot

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="500,000.00"/>
* b. Applicant	<input type="text" value="100,000.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: